



Retail Big Box For Sublease

3419 Orange Avenue NE
Roanoke, VA 24012

Property Highlights

- 41,117 SF
- Freestanding former Walmart Neighborhood Market
- Includes drive-thru window
- Recent construction (2014/2015)
- Fixtures in place and available for purchase
- Working in conjunction with Matt Huff, Poe & Cronk Real Estate Group, VA licensee

Rate: **\$9.50/SF NNN**

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Subject Property



King St NE



19,000 VPD



Orange Ave NE



Sublease Opportunity
This well-located anchor space is available in a main commercial corridor of Roanoke. The center has strong co-tenancy and easy access to Orange Avenue.

41,117 SF





Subject Property



Market Overview

3419 Orange Ave NE, Roanoke, Virginia, 24012
5 mile radius

Household & population characteristics



\$53,526

Median household income



\$215,145

Median home value



58.3%

Owner occupied housing units



41.4

Median age



51.7%

Female population



39.6%

% Married (age 15 or older)

Annual lifestyle spending



\$1,556

Travel



\$19

Tickets to Movies



\$38

Theatre/Operas/Concerts



\$43

Admission to Sports Events



\$7

Online Gaming Services

Households & population



104,867

Current total population



105,174

5 Year total population



45,066

Current total households



45,493

5 year total households

Education

10%

No high school diploma



37%

High school graduate



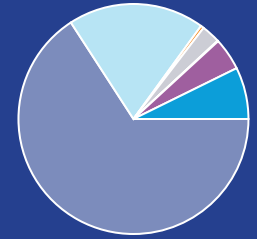
27%
Some college



26%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



4,307

Total businesses



89,381

Total employees

Annual household spending



\$1,576

Apparel & Services



\$179

Computers & Hardware



\$2,631

Eating Out



\$4,855

Groceries



\$5,342

Health Care

Employment



62%

White collar



24%

Blue collar



14%

Services

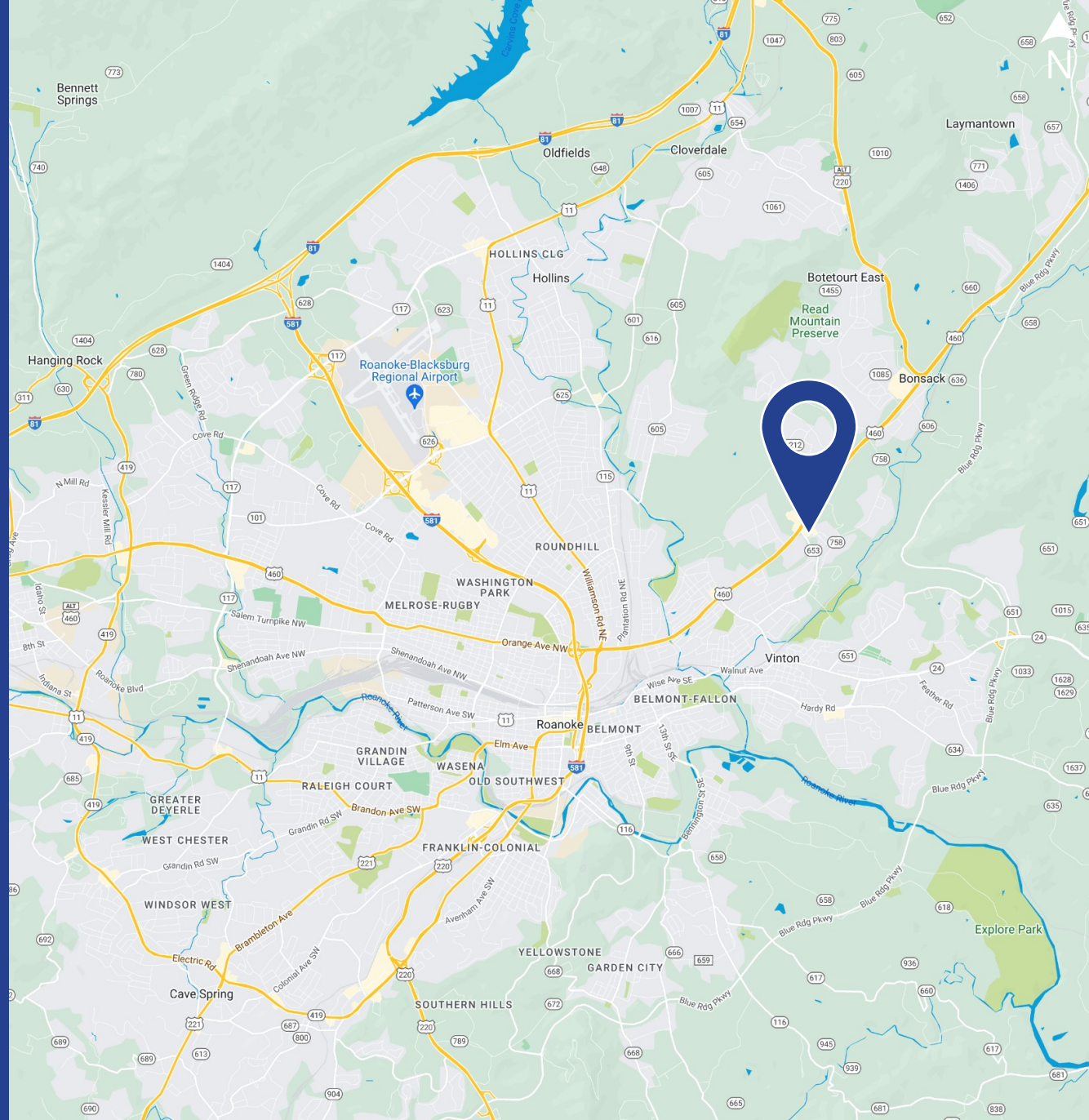
4.0%

Unemployment rate



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposed. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date